
II. PROJECT DESCRIPTION

C. PROJECT CHARACTERISTICS

1. HISTORY OF PROJECT

Rancho View Elementary School, 16590 B Street, Huntington Beach, was built in April 1959, one of the first schools in Ocean View School District. It was closed as an active school site in 1976 but was subsequently used as a District office for ten years. On December 11, 1986, the State Board of Education approved the District's Request for Waiver, pursuant to Education Code, 33050-53, which allowed the sale or long-term lease of real property. A second Request for Waiver was necessary due to the ten-year interval when Rancho View was used as a District office. On September 11, 1997, the State Board of Education approved the District's second Request for Waiver, pursuant to Education Code 39394 (Naylor Act) and Government Code section 54222. On April 13, 1999, the District entered into a long-term lease agreement with Eagle's, now known as Lowe's/Eagle's, for sixty-five years.

2. CHARACTERISTICS OF PROJECT

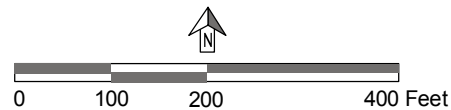
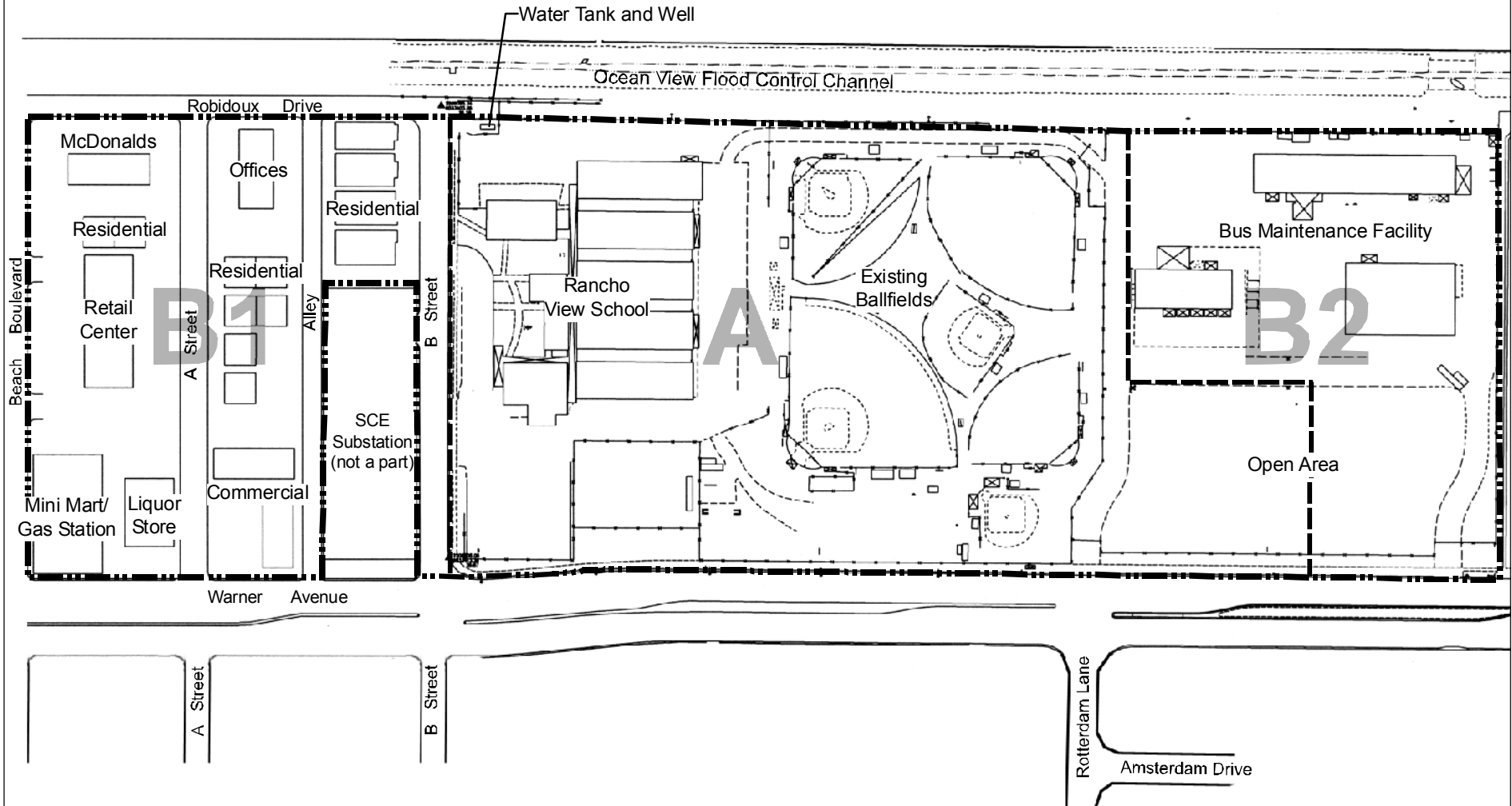
The proposed project consists of the development and intensification of a 25.6-acre project site with commercial/retail, office, and restaurant uses and associated surface parking and landscape areas. A Southern California Edison (SCE) electrical substation, located on the northwest corner of Warner Avenue and B Street, is not part of the project site. Adjacent jurisdictions in the vicinity of the project site include the City of Westminster approximately one-half mile to the north and the City of Fountain Valley approximately one-half mile to the east.

The project site is located in an urbanized setting with relatively flat topography. Figure II.C-1 on page 22 provides an illustration of the existing land uses on the project site. The site is divided into three subareas: Area A consists of approximately 13.0 acres¹ and is located in the central portion of the project site. Existing uses within Area A include the former Rancho View Elementary School facilities, six baseball fields, an open grass field, an asphalt play area, a surface parking lot, walkways, and landscape areas. There are approximately 35 existing trees of various species on this portion of the project site which range from 8 inches to 48 inches in diameter.

¹ Net acreage does not include proposed dedication of public right-of-way.

LEGEND

----- Project Boundary



Source: EKN Engineering, Inc., May 2000 and PCR Services Corporation, 2000

Figure II.C-1
**Lowe's Home Improvement Warehouse and
 Northeast Corner of Beach Boulevard/Warner Avenue
 Existing Site Plan**

Area B1 located on the western portion of the project site consists of approximately 6.3 acres of developed area west of B Street. This area currently includes retail/commercial, restaurant and office uses, and nine residential units for a total of approximately 41,300 square feet of development. The majority of the commercial uses front Beach Boulevard, with the remaining commercial uses located at the corner of Beach Boulevard and Warner Avenue. Five of the single-family residential uses and the two-story office building are located along A Street. Three residential units are located along B Street, and one residential unit is located at the corner of B Street and Robidoux Drive, facing north. There are existing trees scattered throughout Area B1 of the project site.

Area B2 of the project site includes approximately 4.9 acres² located on the eastern portion of the project site. Existing uses within Area B2 include the Ocean View School District Bus Maintenance Facility located on approximately 3.6 acres, and approximately 1.3 acres of undeveloped land directly fronting Warner Avenue.

Area A and Area B2, the former Rancho View Elementary School and current Ocean View School District Bus Maintenance Facility site, are designated as Mixed Use Vertical (MV) in the Land Use Element of the General Plan. Area B1 is designated as General Commercial. The entire 25.6-acre project site is located in Community District Subarea 6B, as described in the Land Use Element of the City of Huntington Beach General Plan. Areas A and B2 of the project site are zoned Public-Semipublic (PS). Area B1 of the project site is zoned Commercial General (CG).

Figure II.C-2 on page 24 provides a conceptual site plan for buildout of the project site. Table II.C-1 on page 25 provides a summary of existing and proposed land uses and building area, and a breakdown of acreage for Areas A and B2 that corresponds to the applicant's proposed Tentative Parcel Map. The following provides a detailed description of the Areas A, B1, and B2, which comprise the entire 25.6-acre project site.

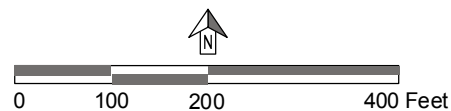
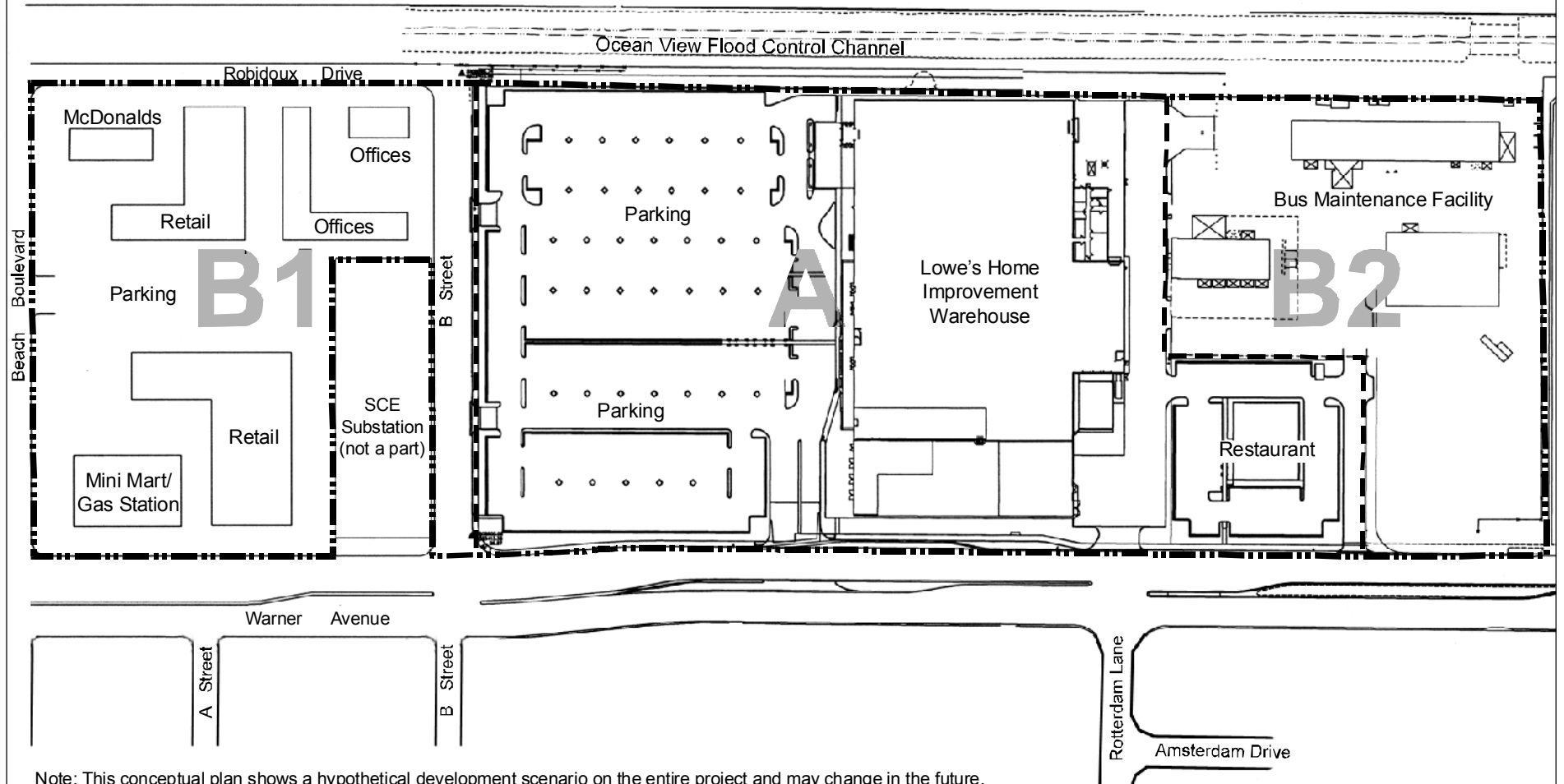
a. Project Site – Area A

Lowe's Home Improvement Warehouse proposes development on 11.7 net acres of Area A of the project site which currently contains the former Rancho View School facilities and associated uses. The proposed project will include a 159,300 square foot retail warehouse facility with parking and access driveways. The 9,000 square foot restaurant pad with parking

² Net acreage does not include proposed dedication of public right-of-way.

LEGEND

----- Project Boundary



Source: EKN Engineering, Inc., May 2000 and PCR Services Corporation, 2000

Figure II.C-2
**Lowe's Home Improvement Warehouse and
 Northeast Corner of Beach Boulevard/Warner Avenue
 Proposed Conceptual Site Plan**

Table II.C-1

EXISTING AND PROPOSED BUILDING AREA ^a

Land Use	Existing	Proposed Project	Total at Buildout	Acreage^b
AREA A				
Commercial/Retail (Lowe's)	0	159,300	159,300	11.7
Restaurant	0	9,000	9,000	1.3
Public Facility (School)	33,547	(Removal)	0	NA
Subtotal of Area A	33,547	168,300	168,300	19.0
AREA B1				
Residential	9 Units ^c	(Removal)	0	
Commercial/Retail	19,875	37,125	57,000	
Restaurant	4,200	0	4,200	
Office	6,500	6,700	13,200	
Subtotal of B1	30,575	43,825	74,400	6.3
AREA B2				
Public Facility (Bus Maintenance Facility)	No Change	No Change	No Change	3.6
Undeveloped Area	No Change	No Change	No Change	1.3
Right-of-Way Dedication				1.4
TOTAL	64,122	212,125	242,700	25.6 acres

^a The existing and proposed building area does not include the square footage for surface parking areas.

^b Acreage as represented on proposed Tentative Parcel Map.

^c The nine residential units consist of 10,700 total square feet.

Source: PCR Services Corporation

and access driveways is also proposed, to be located on 1.3 net acres at the southeast corner of Area A. The tenant for the restaurant site has not been formally identified.

Figure II.C-3 on page 26 provides a conceptual site plan for buildout of Area A of the project site. The Lowe's Home Improvement Warehouse will include a building footprint of approximately 135,200 square feet containing the following uses: 115,400 square feet of sales

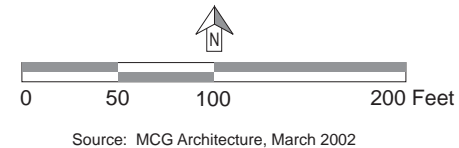
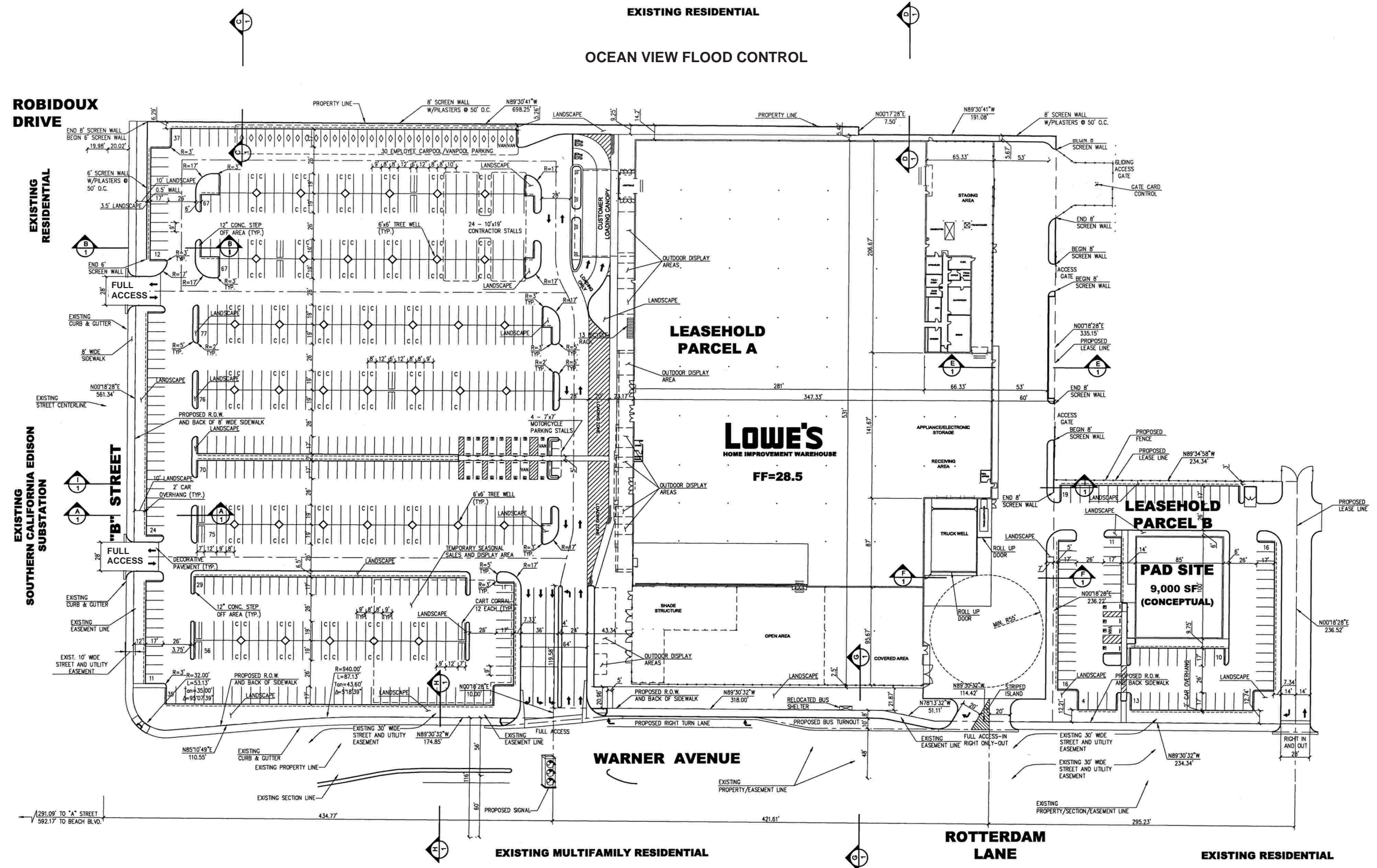


Figure II.C-3
 Lowe's Home Improvement Warehouse/
 Northeast Corner of Beach and Warner Project
 Lowe's Home Improvement Warehouse Detailed Site Plan

floor; 4,200 square feet of office area; 9,400 square feet of receiving/overstock area; and 6,200 square feet of seasonal display area. A garden center of approximately 24,100 square feet is expected to adjoin the main Lowe's building. The Lowe's facility will consist of one story and will not exceed 47.33 feet above finished grade in height.

Development of this area of the project site would require removal of the vacant school facilities and six baseball fields. The school facilities would be demolished and the ball fields would be relocated to another location to ensure that existing little league play would not be affected.

Screening walls, fencing and landscaping will be provided as part of development in Area A. A six-foot high solid screen wall with required landscaping is proposed along B Street across from the existing residential uses located in Area B1. An eight-foot high solid screen wall with pilasters and required landscaping is proposed along the northern property line of Area A adjacent to the Ocean View Channel. A ten-foot wide landscape area is proposed along Warner Avenue and B Street. Surface parking will be provided to the west of the Lowe's building, and planter islands with deciduous trees would be located throughout the parking lot. In accordance with City code, the proposed project would be required to provide a total of 656 parking stalls. The project proposes to provide a total of 647 parking stalls and is therefore requesting a variance from the City to allow the reduction of 9 spaces.

Access to Lowe's will be provided by three access points along Warner Avenue and two points on B Street. A signalized major entrance on Warner Avenue will be located approximately mid-way between the proposed Warner/Rotterdam access and the existing Warner Avenue/B Street intersection, providing full access to and from the site. A full access in and right turn only out will be provided at Warner/Rotterdam to be used by trucks and other vehicles making deliveries to Lowe's as well as the adjacent Bus Maintenance Facility. A right in and right out only access will be provided to serve the restaurant pad on the eastern edge of the project site. The site plan also identifies two access points along B Street, one located at the same approximate location as the southernmost entrance to the existing school driveway and one located to the north. Both driveways will be full access points.

The Lowe's Home Improvement Warehouse anticipates being open to the public from 7:00 A.M. to 10:00 P.M., seven days a week, 362 days a year. Truck deliveries are anticipated to be made between the hours of 7:00 A.M. and 4:00 P.M., Monday through Friday. Lowe's trucks will deliver merchandise to the truck well/receiving area at the rear of the store, as will most other vendors.

b. Project Site – Area B1

In order to thoroughly assess potential environmental impacts that would result from development proposed on the Rancho View Elementary School property (Area A), the environmental analysis includes the potential for future development on Area B1, the 6.3 acres located at the northeast corner of Beach Boulevard and Warner Avenue (western portion of the project site). This potential future development would be analyzed on a program level basis as it is not part of the project proposed by the project applicant.

Potential future development anticipated for Area B1 includes the development of 43,825 square feet of retail/commercial, restaurant and office development, and removal of nine residential units. Currently there is approximately 30,575 square feet of existing retail/commercial, restaurant, and office uses, and a total of nine residences. Based on the conceptual project data provided by the City, an increase of approximately 43,825 square feet of retail and office building area would occur. The existing land uses in this area that would remain are the McDonalds restaurant, the service station/mini market, the tune-up shop, the tire shop, and the office building. The existing retail center and all of the residential uses would be removed. Total of existing and proposed square footage at buildout is 74,400 square feet.

Access to Area B1 would likely be from the existing entrances along Warner Avenue, B Street and Beach Boulevard. It is expected that A Street would be vacated, eliminating access from this street.

c. Project Site – Area B2

Area B2, which consists of 4.9 net acres located in the eastern portion of the project site, currently contains the Ocean View School District Bus Maintenance Facility and an undeveloped area that fronts Warner Avenue. Access is provided to Area B2 via Warner Avenue. It is anticipated that this operation will continue at its current location.

3. DESCRIPTION OF DISCRETIONARY ACTIONS

The City will serve as the Lead Agency. The project site is designated as Mixed Use-Vertical Integration of Housing (MV-F10-d-a) by the City of Huntington Beach General Plan Land Use Element. The MV land use designation allows either single use structures containing Neighborhood Commercial (CN) and General Commercial or mixed use developments incorporating residential uses on the second floor and/or at the rear of commercial structures with restrictions on the types of commercial uses to ensure compatibility with housing. The proposed

development is consistent with the General Plan Land Use Designation. Implementation of the proposed project would require the following approvals:

- **Zoning Map Amendment:** A Zoning Map Amendment from the existing zoning of Public/Semi-Public (PS) to General Commercial (CG) is requested for the eastern portion of the project site. The Zoning Map Amendment will bring the former school site zoning into conformance with the current MV-F10-d-a General Plan land use designation. The current zoning district for the western portion of the project site is already CG.
- **Conditional Use Permit:** The project applicant has submitted a Conditional Use Permit application to the City for review and approval by the Planning Commission. The Conditional Use Permit is necessary for approval of the proposed commercial development and also includes a request for outdoor storage and display of merchandise. The application includes detailed project information, including: proposed building elevations and architectural materials, landscape plan, site plan detail including dimensions, parking spaces and circulation plan, and proposed operational information, including hours of operation and estimated number of employees.
- **Variances:** The applicant has submitted a Variance Permit application to allow for the following: a reduction in required parking; deviation from on-site circulation requirements; and reduction of perimeter landscaping along the northerly property line.
- **Tentative Parcel Map:** The applicant is requesting approval of a Tentative Parcel Map, which subdivides the project site into four separate parcels.